



SJR 2-F / SB 4-F: Estimated County Fiscal Impact

Estimated Statewide County Revenue Losses

Revenue Component	FY 2027-28 (Year 1)	FY 2028-29 (Year 2)
Homestead Exemption (\$150,000 in 2027; \$250,000 in 2028)	(\$2.70B)	(\$4.56B)
Non-Homestead Assessment Cap Reduction (10% → 5%)	(\$862M)	(\$1.77B)
TOTAL COUNTY IMPACT — STATEWIDE	(\$3.57B)	(\$6.32B)

Where the Losses Come From

The \$3.57 billion year-one county loss has two distinct sources:

- **Homestead Exemption (\$2.70B):** Expands the exemption to \$150,000 in 2027 and \$250,000 in 2028, applicable to all county levies. Both exemptions grow automatically with CPI each year — the tax base erodes permanently and compounds annually.
- **Non-Homestead Assessment Cap (\$862M):** Reduces the annual assessment growth limitation on commercial property, second homes, and rental property from 10% to 5%. This compresses the non-homestead tax base year over year as assessed values fall further behind market.

How the Losses Are Distributed

- **Large urban counties:** Counties where ad valorem revenue represents a high share of the general fund face immediate structural deficits in core services. The scale of loss in the largest counties creates general fund gaps that cannot be absorbed through reserves or incremental cuts — they require either service reductions or cost shifts to other revenue sources.
- **High-homestead suburban counties:** Fast-growing suburban counties with high concentrations of homestead property and active residential construction face the sharpest exposure to the exemption expansion. The exemption applies not only to the existing homestead base but to every new home added to the roll — meaning revenue that would have grown with population and development is eliminated before it is ever collected. The CPI escalator then compounds the loss on a growing pool of exempt value year over year.
- **Fiscally constrained counties:** The 29 fiscally constrained counties face an estimated \$85 million in combined year-one county losses. With smaller, slower-growing tax bases and fewer alternative revenue sources, they are the least equipped to absorb base compression — and no new offset mechanism is created by this legislation.
- **Inland and rural counties:** Where non-homestead property represents a higher share of the local tax base, counties face compounding exposure from both the exemption expansion and the assessment cap reduction simultaneously.

County Revenue Impacts from Proposed Constitutional Amendments						
County	\$150k Exemption	\$250k Exemption	Non-Homestead Assessment Limitation Impacts 10% to 5% Cap		County Impact	
	FY 2027-28	FY 2028-29	FY 2027-28	FY 2028-29	FY 2027-28 Impact	FY 2028-29 Impact
Alachua	(\$35,202,596)	(\$56,065,405)	(\$9,326,963)	(\$19,452,273)	(\$44,529,559)	(\$75,517,678)
Baker	(\$2,575,988)	(\$3,846,743)	(\$334,374)	(\$684,210)	(\$2,910,361)	(\$4,530,952)
Bay	(\$19,007,126)	(\$31,283,154)	(\$10,894,204)	(\$22,216,143)	(\$29,901,330)	(\$53,499,297)
Bradford	(\$2,849,736)	(\$3,886,353)	(\$611,724)	(\$1,272,118)	(\$3,461,459)	(\$5,158,471)
Brevard	(\$59,223,658)	(\$97,065,035)	(\$13,217,640)	(\$27,123,198)	(\$72,441,298)	(\$124,188,233)
Broward	(\$186,445,736)	(\$326,608,153)	(\$73,810,476)	(\$151,912,379)	(\$260,256,212)	(\$478,520,532)
Calhoun	(\$763,988)	(\$977,938)	(\$79,710)	(\$162,469)	(\$843,698)	(\$1,140,407)
Charlotte	(\$42,790,530)	(\$71,677,751)	(\$16,413,278)	(\$32,990,314)	(\$59,203,808)	(\$104,668,065)
Citrus	(\$30,365,555)	(\$45,298,098)	(\$6,246,369)	(\$12,687,703)	(\$36,611,924)	(\$57,985,802)
Clay	(\$35,891,052)	(\$57,763,551)	(\$7,905,288)	(\$16,276,171)	(\$43,796,340)	(\$74,039,722)
Collier	(\$36,231,706)	(\$67,134,648)	(\$26,678,170)	(\$54,310,763)	(\$62,909,876)	(\$121,445,410)
Columbia	(\$5,908,778)	(\$8,497,616)	(\$1,035,682)	(\$2,117,122)	(\$6,944,460)	(\$10,614,739)
Miami-Dade	(\$256,984,126)	(\$445,378,505)	(\$81,212,887)	(\$165,510,875)	(\$338,197,013)	(\$610,889,380)
DeSoto	(\$2,626,292)	(\$3,800,103)	(\$1,084,503)	(\$2,226,589)	(\$3,710,794)	(\$6,026,691)
Dixie	(\$1,271,447)	(\$1,561,391)	(\$335,261)	(\$675,258)	(\$1,606,708)	(\$2,236,650)
Duval	(\$170,903,792)	(\$277,951,484)	(\$53,069,360)	(\$108,907,888)	(\$223,973,153)	(\$386,859,372)
Escambia	(\$36,006,097)	(\$54,570,221)	(\$8,864,727)	(\$18,029,826)	(\$44,870,824)	(\$72,600,047)
Flagler	(\$28,277,054)	(\$47,681,365)	(\$7,146,907)	(\$14,612,059)	(\$35,423,961)	(\$62,293,424)
Franklin	(\$978,596)	(\$1,594,846)	(\$1,090,537)	(\$2,206,494)	(\$2,069,133)	(\$3,801,340)
Gadsden	(\$3,683,248)	(\$5,015,739)	(\$688,627)	(\$1,406,028)	(\$4,371,874)	(\$6,421,767)
Gilchrist	(\$2,073,735)	(\$2,933,426)	(\$548,768)	(\$1,134,304)	(\$2,622,503)	(\$4,067,731)
Glades	(\$1,389,681)	(\$1,901,315)	(\$692,810)	(\$1,421,601)	(\$2,082,492)	(\$3,322,916)
Gulf	(\$1,349,744)	(\$2,170,019)	(\$1,944,150)	(\$4,013,039)	(\$3,293,893)	(\$6,183,057)
Hamilton	(\$724,872)	(\$939,237)	(\$230,660)	(\$472,785)	(\$955,532)	(\$1,412,022)
Hardee	(\$1,358,145)	(\$1,899,732)	(\$1,275,690)	(\$2,668,367)	(\$2,633,835)	(\$4,568,098)
Henry	(\$3,051,320)	(\$4,605,992)	(\$1,732,637)	(\$3,589,608)	(\$4,783,956)	(\$8,195,600)
Hernando	(\$31,553,533)	(\$48,266,684)	(\$7,347,235)	(\$15,150,112)	(\$38,900,769)	(\$63,416,796)
Highlands	(\$11,464,568)	(\$16,210,969)	(\$3,730,098)	(\$7,644,868)	(\$15,194,666)	(\$23,855,836)
Hillsborough	(\$209,630,037)	(\$353,180,001)	(\$52,990,125)	(\$108,699,374)	(\$262,620,161)	(\$461,879,375)
Holmes	(\$944,622)	(\$1,171,118)	(\$256,644)	(\$532,550)	(\$1,201,266)	(\$1,703,669)
Indian River	(\$23,958,775)	(\$40,665,225)	(\$8,345,887)	(\$17,044,462)	(\$32,304,662)	(\$57,709,687)
Jackson	(\$2,605,334)	(\$3,493,425)	(\$382,026)	(\$774,677)	(\$2,987,360)	(\$4,268,102)
Jefferson	(\$994,724)	(\$1,451,918)	(\$151,298)	(\$310,248)	(\$1,146,022)	(\$1,762,166)
Lafayette	(\$497,927)	(\$655,257)	(\$72,007)	(\$146,092)	(\$569,934)	(\$801,349)
Lake	(\$50,931,329)	(\$85,340,872)	(\$14,749,805)	(\$30,447,859)	(\$65,681,133)	(\$115,788,731)
Lee	(\$78,886,724)	(\$135,802,543)	(\$50,770,358)	(\$105,032,845)	(\$129,657,082)	(\$240,835,387)
Leon	(\$40,334,226)	(\$66,094,002)	(\$8,810,133)	(\$17,982,216)	(\$49,144,359)	(\$84,076,218)
Levy	(\$4,860,080)	(\$6,688,857)	(\$1,229,025)	(\$2,505,012)	(\$6,089,106)	(\$9,193,869)
Liberty	(\$333,400)	(\$417,045)	(\$41,974)	(\$82,995)	(\$375,375)	(\$500,040)
Madison	(\$991,852)	(\$1,276,442)	(\$340,196)	(\$694,940)	(\$1,332,047)	(\$1,971,382)
Manatee	(\$59,328,560)	(\$105,861,949)	(\$21,831,234)	(\$43,606,885)	(\$81,159,795)	(\$149,468,834)
Marion	(\$59,742,734)	(\$91,256,974)	(\$20,737,780)	(\$42,945,535)	(\$80,480,514)	(\$134,202,510)
Martin	(\$36,153,068)	(\$64,300,163)	(\$14,216,751)	(\$29,146,138)	(\$50,369,819)	(\$93,446,301)
Monroe	(\$4,688,834)	(\$8,964,954)	(\$8,925,222)	(\$18,314,913)	(\$13,614,056)	(\$27,279,866)
Nassau	(\$20,253,287)	(\$35,563,446)	(\$8,115,527)	(\$16,788,540)	(\$28,368,814)	(\$52,351,986)
Okaloosa	(\$14,753,700)	(\$24,376,210)	(\$4,695,281)	(\$9,557,241)	(\$19,448,982)	(\$33,933,451)
Okeechobee	(\$3,403,852)	(\$4,882,072)	(\$1,171,672)	(\$2,425,587)	(\$4,575,524)	(\$7,307,659)
Orange	(\$145,354,594)	(\$252,841,536)	(\$2,762,656)	(\$5,661,771)	(\$148,117,250)	(\$258,503,307)
Osceola	(\$54,524,430)	(\$92,934,903)	(\$26,238,022)	(\$54,068,951)	(\$80,762,452)	(\$147,003,854)
Palm Beach	(\$187,473,684)	(\$332,437,983)	(\$92,765,845)	(\$190,930,011)	(\$280,239,529)	(\$523,367,994)
Pasco	(\$118,547,722)	(\$197,062,259)	(\$39,673,404)	(\$81,693,909)	(\$158,221,127)	(\$278,756,168)
Pinellas	(\$115,156,609)	(\$188,282,399)	(\$23,837,134)	(\$48,491,244)	(\$138,993,744)	(\$236,773,643)
Polk	(\$80,640,577)	(\$128,832,172)	(\$29,545,791)	(\$60,869,717)	(\$110,186,368)	(\$189,701,890)
Putnam	(\$8,157,875)	(\$11,419,295)	(\$1,971,564)	(\$3,985,853)	(\$10,129,439)	(\$15,405,149)
Saint Johns	(\$54,949,661)	(\$102,589,952)	(\$5,221,273)	(\$10,801,663)	(\$60,170,935)	(\$113,391,615)
Saint Lucie	(\$63,323,445)	(\$105,810,238)	(\$17,653,844)	(\$34,984,572)	(\$80,977,288)	(\$140,794,810)
Santa Rosa	(\$22,548,436)	(\$36,886,916)	(\$5,767,380)	(\$11,953,365)	(\$28,315,816)	(\$48,840,281)
Sarasota	(\$46,637,939)	(\$81,903,918)	(\$3,810,714)	(\$7,670,967)	(\$50,448,653)	(\$89,574,886)
Seminole	(\$65,817,718)	(\$113,484,201)	(\$14,726,349)	(\$30,323,137)	(\$80,544,068)	(\$143,807,338)
Sumter	(\$24,270,204)	(\$43,789,206)	(\$5,624,571)	(\$11,564,393)	(\$29,884,775)	(\$55,353,599)
Suwannee	(\$3,140,948)	(\$4,078,811)	(\$895,076)	(\$1,797,968)	(\$4,036,023)	(\$5,876,779)
Taylor	(\$1,370,680)	(\$1,759,448)	(\$418,075)	(\$838,186)	(\$1,788,755)	(\$2,597,634)
Union	(\$587,054)	(\$725,914)	(\$86,141)	(\$176,677)	(\$673,195)	(\$902,591)
Volusia	(\$76,413,862)	(\$124,172,614)	(\$20,973,983)	(\$43,107,567)	(\$97,387,845)	(\$167,280,181)
Wakulla	(\$4,398,787)	(\$6,663,454)	(\$1,143,047)	(\$2,360,150)	(\$5,541,834)	(\$9,023,603)
Walton	(\$5,242,407)	(\$9,478,842)	(\$13,089,269)	(\$26,178,538)	(\$18,331,675)	(\$35,657,379)
Washington	(\$1,910,146)	(\$2,488,755)	(\$686,101)	(\$1,372,201)	(\$2,596,246)	(\$3,860,956)
Statewide Total	(\$2,704,712,541)	(\$4,555,670,762)	(\$862,271,919)	(\$1,766,743,512)	(\$3,566,984,460)	(\$6,322,414,274)